Unit 35 Kenfig Industrial Estate



Margam, Port Talbot, SA13 2PE

82,546 Sq. Ft | 7,668.70 Sq. M | **3.27 acres**

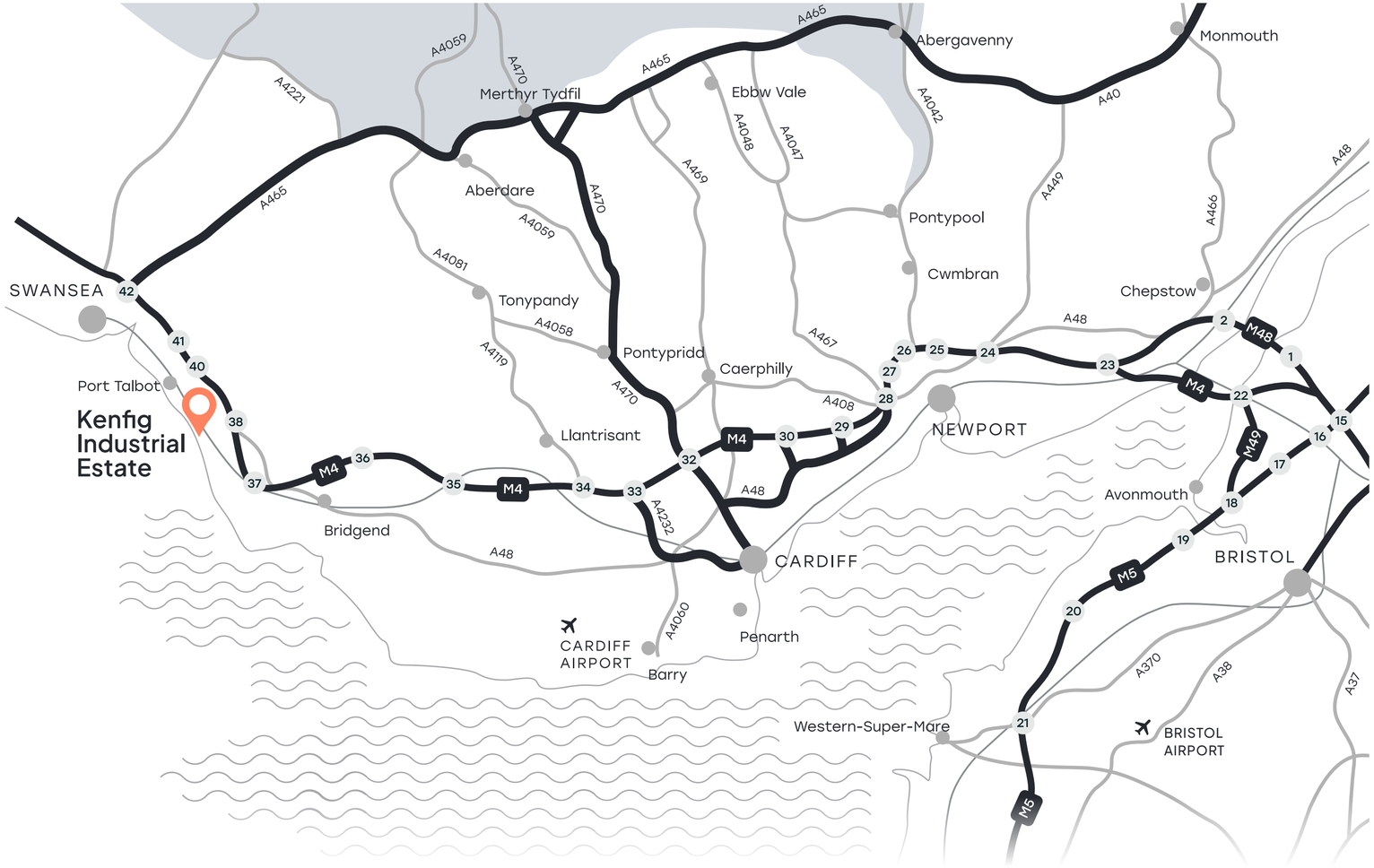
For Sale

Location

The property is situated within the well-established Kenfig Industrial Estate, just south of Port Talbot. The estate benefits from direct access to the B4283 and the A48. Public transport is also available in the area, with Pyle train station located 2.5 miles away and Port Talbot Parkway being 6 miles away.

The site is strategically located approximately 7.4 miles from Junction 38 of the M4 and only 3.4 miles from junction 37. This offers excellent road connections to South Wales and the wider motorway network. Cardiff is approximately 30 miles west and London is a further 175 miles.

The property is located in an established commercial trading location with surrounding occupiers including Amazon, Roche Freight UK and Bunzl Greenham.





Address

Unit 35 Kenfig Industrial Estate,
Margam, Port Talbot, SA13 2PE

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what3words.com



Total Site_
3.27 acres











Accommodation

Property	Sq. Ft	Sq. M
Office/Welfare Block	4,283	397.90
Main Production Area	28,472	2,645.11
Engineering Workshop	5,822	540.88
Compressor Area	2,237	207.82
Warehousing Space	41,732	3,876.99
Total	**82,546**	**7,668.70**

Description

The office/welfare block is located on the north side of the warehouse. It benefits from a glazed frontage with a pedestrian access leading into the reception and office area. The space benefits from:

- Carpeted floors.
- Suspended ceilings.
- Strip fluorescent lighting.
- Plastered and painted walls.
- Dedicated locker, canteen and welfare space.

The main production area is accessed internally from the office block and externally from level loading doors. The space comprises a steel portal frame clad with insulated steel sheeting. The roof is pitched and clad with insulated steel sheeting, and whilst there are no translucent panels, the unit is well lit. The internal eaves of this section measures 8.30 metres rising to an apex of 9.0 metres.

There is an additional extension to the western side of the production area, benefiting from the same construction features with an eaves of 4.36 metres rising to an apex of 5.56 metres.

The south side of the warehouse consists of a substantial high bay unit. Internally, this can be accessed through the production space, and externally accessed through 3 dock loading bays, as well as a level loading door. This section has an eaves height of 7.80 metres, rising to an apex of 8.30 metres.

The site benefits from a large yard used for loading and external storage on the eastern side of the site, with dedicated car parking areas located outside the office block and main entrance gates.

There are 2 separate access gates into site, one entering into the main car park area, and a small access point outside the engineering workshop. There is the potential to increase the yard space through the surfacing of the grass areas on either side of the warehouse.

The building has access to all utilities, including 3 phase power, gas, water and drainage.



Large Yard

Generous yard space with the potential to expand further by surfacing the grassed areas on either side of the warehouse.







3x Dock Loading Bays

3x dock loading bays, as well as 2x level loading doors



Eaves height up to 7.80 metres, rising to an apex of 8.30 metres

3 Phase Power

Unit 35 Kenfig Industrial Estate

EPC
The property has an EPC Rating of C(51). A copy of the certificate can be shared upon request.

Rateable Value
The property has a rateable value of £197,000.

Tenure
The property is available by way of a 999 year long leasehold from 8th June 1992.

AML
In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

VAT
The property is elected for VAT.













For Sale

Margam, Port Talbot, SA13 2PE

3.27 acres

Unit 35 Kenfig Industrial Estate

Price:

Inviting offers in excess of

£4,125,000 (£50.00 per sq. ft)

Contact

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